



HOUSING AUTHORITY of the City of Long Beach

Evicting a Tenant

If an owner wishes to terminate the lease, he/she is required to institute court action, using the notice period required under State law. The owner must also comply with the eviction procedures in the lease and contract with the requirement of federal, state and local law. The eviction notice **must** specify the cause for eviction. If due to violation of the lease, the notice should include the sections of the lease and the acts that constituted the violations. If the violation is curable, the notice should be given the tenant adequate time to cure.

When pursuing an eviction action against a tenant, the issuance of proper notice is very important to the process. If there is a problem with a tenant who does not comply with the terms of the lease agreement, owners do have a legal recourse. Tenants may be evicted for serious or repeated violations of the lease and/or violations of federal, state or local law that impose tenant obligations regarding use of the unit.

Although, the Housing Authority is not a party to the lease and is therefore, not involved in the eviction process, an owner must still provide notice to HACLB regarding the notice of

eviction. Please keep in mind that if you are evicting an assisted household, you should follow the same measures as if you were evicting a non-assisted household.

If a tenant is not in violation of the lease, and you wish to terminate the contract for other reasons including business or economic purposes, the owner must provide the tenant, and the HACLB with a 90 Day Notice. If the owner wishes to occupy the unit him/herself, the tenant and HA must be given 60 Day Notice.

When an eviction occurs, the HA continues making Housing Assistance Payments to the owner in accordance with the contract as long as the tenant continues to occupy the unit and the contract is not violated. By endorsing the monthly check from the HA, the owner certifies that the tenant is still in the unit and that he/she is in compliance with the contract. Owners cannot terminate a Section 8 contract for non-lease violations **during the first year** of Section 8 tenancy. For more information regarding Landlord Tenant Law, please refer to the [California Tenant Guidebook](#) on the Department of Consumer Affairs website: <http://www.dca.ca.gov/publications/landlordbook/catenant.pdf>.

Dealing with Bed Bugs

The presence of bed bugs can create a very challenging problem for property owners. It can also be very expensive to treat an infested property. However, not addressing the

problem will only make the infestation worse and more costly for you. One of the most important things property owners/managers can do is to educate their residents about bed bugs. If your tenant has reported a bed bug problem and you receive a completed inspection report with comments about a bedbug infestation, please contact a professional Pest Control Specialist immediately to address this issue. Failure to address this issue properly, before your scheduled re-inspection date, will result in abatement, subsequent lease contract termination, and possible infestation that may spread to other units in your building. You should also scan and e-mail the invoice to the appropriate Inspector or Sophy Chhoy at Sophy.Chhoy@longbeach.gov prior to re-inspection to demonstrate that you have taken the proper steps to resolve the problem.

Despite what their name suggests, bed bugs are found in more than just your bed or bedding. They can hide in the cracks of furniture, behind picture frames, inside electric appliances, in between the pages of books and even within a clock radio. Many people mistakenly associate bed bugs with bad housekeeping. A website about bed bugs provided by the EPA at www.epa.gov/bedbugs, states that bed bugs are not attracted to dirt and grime. Bed bugs travel by hitching a ride on items like clothing, furniture and bedding, as well as, backpacks,

briefcases and other luggage. It is recommended that people not use second hand furniture, clothing or luggage without thoroughly examining it for bugs. Responding quickly and efficiently to an infestation is crucial to protecting your property investment.

Owners should also report non-compliant voucher recipients to the Housing Authority. Program participants have an obligation to allow for proper inspection of the assisted unit. If the family misses three inspection appointments, the HA will consider the family to have violated a Family Obligation and their assistance will be terminated in accordance with the termination procedures in the HA Administrative Plan. You can find additional information regarding bed bugs at <http://portal.hud.gov/hudportal/documents/huddoc?id=12-05hsgn.pdf>

PAYMENT STANDARDS HAVE INCREASED

We are pleased to announce that our voucher payment standards have increased in 6 of our zip codes within the city. The payment standards are effective August 16, 2016 for new contracts and October 1, 2016 for existing contracts. The Voucher Payment Standards (VPS) is the maximum monthly housing assistance payment (HAP) for the family (before deducting the total tenant payment by the family). It is the most the Housing Authority can

pay to help a family with rent. If the contract rent (rent plus utility allowance) is more than the VPS, the family must make up the difference. However, it is always a good rule of thumb to remember that an increased payment to the tenant should be affordable and the lease must clearly specify the monthly rental obligation.

- 90802- 1 bedroom increased to 120%- \$1,128
- 90802 -2 bedroom increased to 120% - \$1,500
- 90804- 1 bedroom increased to 116% - \$1,195
- 90804 -2 bedroom increased to 110% - \$1,485
- 90805 -1 bedroom increased to 113%- \$1,096
- 90805- 2 bedroom increased to 113% - \$1,435
- 90806 - 1 bedroom increased to 115%- \$1,093
- 90807 - 1 bedroom increased to 114% - \$1,243
- 90813 - 1 bedroom increased to 120% - \$1,056

For a complete list of all of our payment standards, please check our website at www.haclb.org.

IMPORTANT NOTICE

TRAINING OPPORTUNITIES

Apartment Association of Southern California Cities (562) 426-8341.

September 15th – 48th Annual Rental Housing Trade Show, 9am – 4pm, LB Convention Center.

September 27th – Facts About Moisture, Mold and Abestos.

IMPORTANT NUMBERS

Bureau Manager

Alison King 570-6153

Special Projects Officer

Kieshia Nathaniel 570-6616

Inspections Supervisor

Saulo Amezcuita 570-5301

Occupancy Supervisor

Joi Dailey 570-6365

Intake Supervisor

Mechell Roberts 570-6285

Inspections Scheduler

Sophy Choy 570-5303

Rent Reasonableness

Debbi Brown 570-5307

Move Specialist

Xochitl Ortega 570-6409

Ownership Specialist

Sergio Navarro Jr. 570-6897



**EQUAL HOUSING
OPPORTUNITY**